

Chesapeake City
Planning and Zoning Commission
Minutes December 1, 2010

Elaine Shepard
Bob Miller
Harry Sampson
Bill Miners, chair
Frank Vari
Norman Carter
Lee Adams

Attached list of attendees

Bill Miners brought the meeting to order at 6:30 pm followed with the Pledge of Allegiance.

Public Announcements:

Frank Vari: December 11th there will be metal recyclables pick up on the northside under the tower. There will not be any recycling pick-up on December 25th. Please remember to bring a non-perishable item on the day of the race. Please remember the Toys for Tots campaign. There was an article of ‘*I love Chesapeake City*’ Campaign recently in the paper.

Frank Hill: The Town Hall Holiday Party will be December 17th, from 4pm – 7pm. Bring your favorite dish.

Andy Vaughn: There’s been a meeting in response to the proposed Chesapeake Village. This development is nowhere near Traditional Neighborhood Development. In regards to the parking lot, we’re getting along fine without it so far. Chesapeake Inn will be the main user.

Jeffra Moore: Cannot see how 100 condos fit’s into our Comprehensive Plan.

Al Ioppola: Questions regarding Town Ordinances in a letter from the Town Engineer. Wanted to know if he could review them (was told they were posted online). Will you (P&Z) address them? At the moment do you know?

Bill Miners: We are not going to look at any of this, or discuss it, until the property owner/developer has everything together; which he doesn’t right now. So for us to spend the time looking at it piecemeal is a waste of our time and your time. I understand how you all feel. Really, with all of the pieces not there, you can’t make a decision anyway. You don’t have the ability to ask intelligent questions to get the right answers to make a decision. We know the proposed mix, but that’s only one piece of it. In regards to how the development relates to the Comprehensive Plan, it is being sent to Chris Jakubiak for his professional opinion.

Al Ioppola: Do we have a letter of credit from the developer yet? Why should we go through this process if he doesn’t have the funds.

Frank Hill: No we do not have it, but it is part of the review process (PWA)

Bill Miners: It is part of the review process. We will review the entire thing piece by piece.

Jeffra Moore: How will we know?

Bill Miners: if you give me a second to go through the agenda, I’ll give you an idea .

Wendy Biggs: When do you expect to have the materials in that you need to review?

Bill Miners: According to our ordinances, we have to respond to his application in 90 days of the date it was received by Town Hall. Questioning the date of submission, but using the earliest date, we would make a decision at the February meeting, assuming all the information is in. If it isn’t in, we could deny or table it. The point is, we have to address it in the 90 day time frame. There was a meeting today at the county Technical Advisory Committee, I was there along with Harry Sampson the Mayor, Frank Vari and Sharon Weygand. The county is giving a courtesy review; we’re waiting on their report.

Andy Vaughn: We just want some advance warning, so we’re not taking up your time.

Caroline duP Prickett: I would hate to see a project take us back thirty years instead of moving us forward. The money is nice, but we have infrastructure, crime, etc. I ask each one of you, a band-aid

is easy, but what will happen if it's all HUD projects. Look at cities that have done this. I know if my mother-in-law was here today, she'd be pleading for you to look at what you're doing. If it's too good to be true, it is.

Jayne Foard: In 1970, I witnessed what Caroline has referred to. I have seen the needles, the dope from the window sills of Franklin Hall and turned it over to the Sheriff's Department and they would say, not to say anything because they were investigating. This Town was in horrible shape. And it was because of the atmosphere we were living in. It was the people. It was terrible. In 1970 or there about The Civic Association was created to fix up and beautify the Town. I have not stopped working since. We had so much help. You have no idea how difficult it was. It was not easy to turn this Town around.

Approval of minutes from November 3, 2010

MOTION: Frank Vari made a motion, Lee Adams seconded, to approve the minutes from September 1, 2010. All in favor, motion carried.

Staff Reports:

Sharon Weygand, Town Administrator: report attached.
TAC minutes usually come out in 2 weeks. Everyone will get copies to review.

ACTION ITEMS:

NONE

DISCUSSION ITEMS:

Ordinance Material – Final Draft

Chris Jakubiak sent these in to us on Monday. Everything is here. Please review and when we meet with Chris we can finalize it.

Workshop Schedules

This is our number one priority. We are scheduled to do this (Ordinances). The January workshop we will talk about the Chesapeake Village situation. In the event our legal people tell us the 90 day date is from the time everything is submitted, that may change. At the very earliest it will be January 19, 2011. The December workshop will only be on the ordinances we have been working on for the last six months or longer. It will have nothing to do with Chesapeake Village. This group will only make a decision at a voting meeting. The voting meeting is on the first Wednesday of each month.

Jeffra Moore: I had one more question regarding Chesapeake Village, where is he getting his money for the funding? Isn't that part of the application process? How can he ask us to go through all this process, without showing that he has the money? We know two months ago, he didn't have the money. The builder was going to get funding for low income housing to do the rentals. Wouldn't this be part of the approval?

Bill Miners: Yes and No. I don't want to confuse the two issues here. The George Beer proposal you are referring to, we don't have in front of us. It's not something we're even thinking about. That's not what they are asking us. In answer to the other question, yes, if you don't have the money, why go through this. They have applied for what they consider to be their original plan that expired. I've looked at the plan and it's not the exact same plan. There are small modifications. We're going to look at everything.

Frank Hill: There would be a Public Works Agreement with bonds and assurances that if he defaulted on the project, it could be completed. That part is standard operating procedure. As far as looking into his background to see if he has money in the bank, we don't do that. It's up to him if he

wants to move forward with this project, to have his bank in agreement. Without the bank backing him, he's in a lot of trouble.

MOTION: Elaine Shepard moved to adjourn the meeting at 7:12 pm. Harry Sampson seconded. All in favor, motion carried.

Respectfully submitted,

Valerie Walls
Clerk/Treasurer